This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P20-0786-D

Karen Johnson Davidson County
Batch# 498409 DEEDWARR
10/19/2020 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20201019-0121427

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Jamal Browning
420 Black Mountain Drive
Antioch, TN 37013

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
Paul Bullington and Glen McLain, married to each other,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Elizabeth M. Browning and Jamal Browning, wife and husband, and William Wynn John, a married man,

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 80 on the Plan of Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Bullington and Glen McLain, both unmarried, by deed from Harrell D. Ward III, a married man, dated February 27, 2017 and of record in Instrument No. 20170302-0020529 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Black Mountain Drive.

This conveyance is subject to restrictions of record in Book 6405, Page 169; Book 7032, Page 733; Book 7067, Page 739 and as corrected in Book 7065, Page 959 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Book 6900, Pages 391-393 and as amended in Book 10954, Page 734 both in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Storm Water Retention Agreement of record in Book 6594, Page 983 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement in favor of South Central Bell Telephone Company of record in Book 6803, Page 287 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to By-Laws and Master Deed of record in Book 7032, Page 733 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Articles of Incorporation of Pinnacle Point Homeowner's Association of record in Book 7058, Page 234 in the Register's Office for Davidson County, Tennessee.

This is ( ) Unimproved ( ) Improved property known as 420 Black Mountain Drive, Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT TO: 2020 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our

heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30 day of September 2020.

Paul Bullington

Glen McLain

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Bullington and Glen McLain, married to each other, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of September 2020.

Notary Public

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September 2020.

Katherine Warren
Notary Public

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

Parcel: 135 14 0A 097.00

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022